

City Council
Atlanta, Georgia

04-0-0625

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-28
3-9-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1540 Northwest Drive, N.W.**, be changed from the **I-1-C (Light Industrial-Conditional) & R-4 (Single-Family Residential)** Districts, to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **261** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 261 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the south right-of-way of Northwest Drive and the west right-of-way of Interstate 285; thence proceeding along the west right-of-way of Interstate 285, said right-of-way being a curve of radius 2,714.79 feet, a distance of 401.64 feet, said curve being concave to the west and being subtended by a chord of bearing S 03 degrees 03 minutes 07 seconds West a distance of 401.27 feet to a point; thence continuing along the right-of-way, said right-of-way being a curve of radius 2,724.55 feet, a distance of 1061.93 feet, said curve being concave to the west and being subtended by a chord of bearing S 19 degrees 10 minutes 16 seconds West a distance of 1,055.22 feet to a point; thence departing from said right-of-way North 54 degrees 13 minutes 43 seconds West a distance of 21.31 feet to a point; thence North 10 degrees 28 minutes 30 seconds East a distance of 964.61 feet to a point; thence North 88 degrees 00 minutes 30 seconds West a distance of 63.78 feet to a point; thence North 17 degrees 05 minutes 00 seconds East a distance of 258.00 feet to a point; thence North 87 degrees 19 minutes 30 seconds West a distance of 60.00 feet to a point; thence North 01 degrees 43 minutes 00 seconds East a distance of 49.94 feet to a point; thence North 02 degrees 27 minutes 30 seconds East a distance of 151.93 feet to a point, said point being on the south right-of-way of Northwest Drive; thence proceeding along said right-of-way South 89 degrees 11 minutes 00 seconds East a distance of 252.17 feet to a point, said point being the Point of Beginning.

Said parcel containing 235,302.24 SF or 5.40 Acres.

20428